



THE CITY OF SAN DIEGO

City of San Diego
Planning & Development Review
Building Development Review
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Building Newsletter 14-1

Window Flashing

Interpretations of State and Local Building Codes
1998 California Building Code: Chapter 14
Revision Date: July 1999

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I. Required Flashing

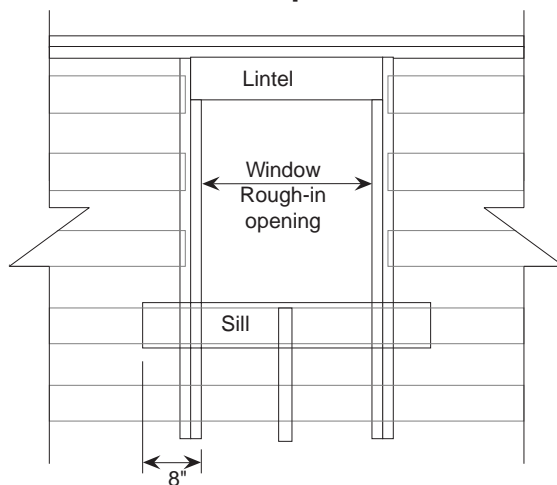
Section 1402.2 of the Building Code states that "Exterior openings exposed to the weather shall be flashed in such a manner as to make them weatherproof."

II. Acceptable Methods

Since methods of flashing are not specified in the Code, the following procedure will be considered an acceptable method for the flashing of metal or wood

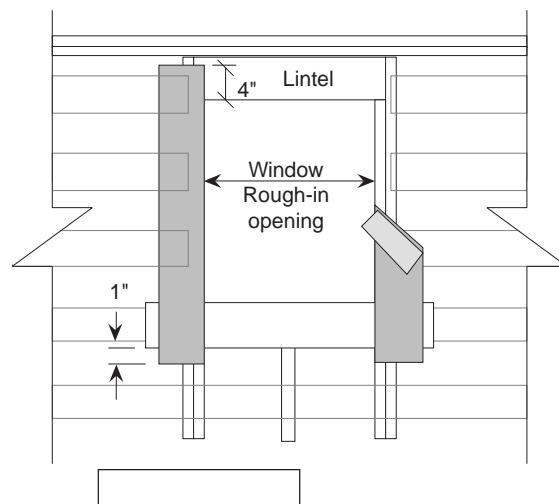
frames. It may be used for all openings in wood frame exterior wall construction when the exterior wall finish is applied over building paper or felt. This procedure covers only one of the most commonly used surface-mounted frame installations and cannot be used for application to weatherproof panel-type siding. Special attention must be paid in all cases to the manufacturer's recommendations.

Step 1



Attach sill strip with top edge level with rough sill; extend beyond edge of rough opening at least 8". Secure all Sisalkraft or similar approved flashing material with galvanized nails or power-driven staples.

Step 2



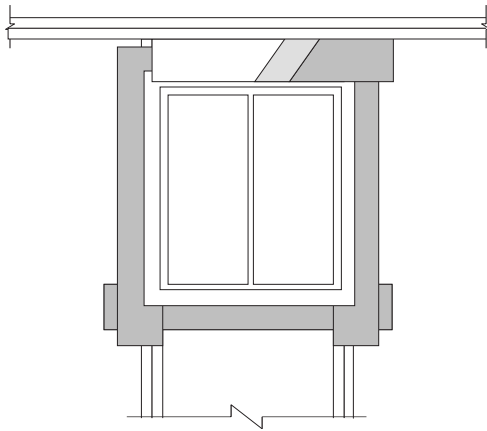
Attach jamb strips with side edge even with rough-jamb framing. Start strip 1" below lower edge of sill strip and extend 4" above lower edge of lintel.

Notes

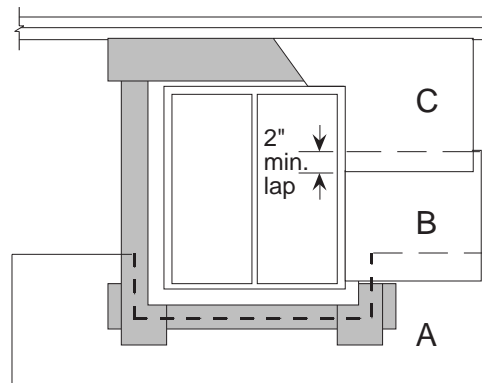
Line-wire, when used as backing to support building paper beneath wire lath (netting) for portland cement plaster (stucco), shall be installed as follows:

1. Wire gauge, spacing and attachment shall be in accordance with the requirements of Building Newsletter 25-1.

2. Peripheral flashing at all edges of wall openings must cover the wire backing.
3. No attachment devices nor the wire backing shall cover or penetrate the flashing material.

Step 3

Install window into rough opening with sill and jamb flanges *over* previously installed flashing. Attach head flashing *over* the window flange.

Step 4

Commencing at the bottom (sole plate) of the wall, lay building paper *under* sill strip.

Cut any excess building paper that may extend above the sill flange line on each side of opening (shown as short dash lines).

Do not slice building paper horizontally so that the paper will lap over the jamb strips. Install successive lines of building paper (B,C,D, etc.) over jamb and head flanges, lapping each course.